

6.16 - B-3 SUPPORTING CENTRAL BUSINESS DISTRICT

6.16.1 INTENT: The B-3, Supporting Central Business District is intended to promote uses and services which are compatible with the downtown uses. Residential uses are encouraged in order to enhance housing opportunities for downtown employees, as well as existing and future residents and the expansion of the B-2 district.

6.16.2 PERMITTED USES:

Within the B-3 Supporting Central Business District the following uses are permitted:

6.16.2.1 All uses permitted in the B-2 Central Business District provided all other B-3 requirements are observed;

6.16.2.2 Day-care centers that offer instructions to persons of preschool and elementary school age, provided:

A. A paved driveway, with access to and from a street or alley as described in Section 5.3, for the off-street loading and unloading of children is constructed in such a manner as to provide an entrance to and separate exit from the property without backing into the street; and

B. Must meet all state licensing requirements.

6.16.2.3 Elderly housing including: assisted living; congregate care; and retirement housing;

6.16.2.4 Emergency or Temporary Shelters, provided:

A. The shelter houses no more than twenty-five (25) persons for no more than thirty (30) days per person. Length of stay may be extended when extenuating circumstances can be shown to the Shelter Director; and

B. All other conditions for approval listed in Subsection 6.6.1.7 are met.

6.16.2.5 Fraternity and sorority houses;

6.16.2.6 Funeral homes and mortuary establishments;

6.16.2.7 Group homes;

6.16.2.8 Hospitals;

6.16.2.9 Multi-bay car washes;

6.16.2.10 Neighborhood convenience centers, provided:

- A. Service stations, principal accessory buildings, and gasoline pumps shall not be constructed closer than forty (40) feet to any residential district;
- B. Gasoline pump islands shall not be located closer than twenty (20) feet to any street right-of-way line; however, where pump islands are constructed perpendicular to the pavement edge, the pump island shall be located not less than thirty (30) feet back of the right-of-way line;
- C. Canopies shall not be constructed closer than fifteen (15) feet from any street right-of-way. (Since code states that variances may only be given when special conditions prevent the beneficial use of land, if a gasoline station may be constructed on a lot, the land has resulted in beneficial use; and, therefore, no waiver may be given permitting the canopy to extend closer than fifteen (15) feet to the street right-of-way); and
- D. Any vehicle repair shall be conducted within an enclosed building.

6.16.2.11 Single-family, two-family, and multi-family dwellings, provided the development meets all requirements of an RO-1 High Density Residential-Professional Office District;

6.16.2.12 Vehicular sales and services;

6.16.2.13 Wholesale businesses and warehouses.

6.16.3 USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:

The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4:

6.16.3.1 Tower structures, provided the provisions of Subsection 10.3.2.2 are complied with.

6.16.4 AREA REGULATIONS:

All structures and uses shall meet the following requirements:

6.16.4.1 Yard Area:

- A. Front Yard:
Minimum front yard setback shall be as follows:

<u>Type Street</u>	<u>Setback</u>
Arterial or Collector	15 feet
All Other	0 feet

- B. Side Yard:
No side yard setback shall be required.
- C. Rear Yard:
No rear yard setback shall be required.

6.16.5 MAXIMUM LOT COVERAGE:
Not restricted.

6.16.6 HEIGHT REGULATIONS:
Not restricted.